

THE LARUN BEAT, YARM, TS15 9HR



- ▲ Substantially extended link-detached family home offering four generous double bedrooms, set within the sought-after Spitalfields development
- ▲ Beautifully upgraded throughout to an exceptional standard, featuring stylish décor and high-quality fixtures and fittings
- ▲ Ideally located close to well-regarded primary and secondary schools, transport links and a variety of shopping amenities
- ▲ Spacious lounge/dining room measuring over 26ft in length, providing an excellent space for both relaxing and entertaining
- ▲ Superb sitting/family room extension with two sets of patio doors to the rear garden and a seamless connection to the kitchen
- ▲ Contemporary redesigned kitchen with fitted units, built-in double oven, induction hob, integrated dishwasher and separate utility area
- ▲ Stylishly refitted family bathroom featuring a white three-piece suite and thermostatic shower, complemented by a convenient ground floor shower room
- ▲ Attractive front and rear gardens, mainly laid to lawn, along with a block-paved driveway and single garage
- ▲ Additional benefits include gas central heating via a Potterton combination boiler, double glazing and cavity wall insulation

£369,000

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Substantially extended link-detached family home offering four generous double bedrooms, set within the sought-after Spitalfields development and beautifully upgraded throughout to an exceptional standard, featuring stylish décor and high-quality fixtures and fittings.

GROUND FLOOR

ENTRANCE HALLWAY

SHOWER ROOM/WC

LOUNGE/DINING ROOM - 8.09m (26'7") x 4.22m (13'10") reducing to 3.12m (10'3")

KITCHEN - 3.70m (12'2") x 3.00m (9'10") reducing to 2.08m (6'10")

UTILITY AREA

SITTING/FAMILY ROOM - 6.29m x 3.00m (20'8" x 9'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.09m x 3.65m (13'5" x 12')
Built in wardrobe.

BEDROOM TWO - 3.76m x 3.20m (12'4" x 10'6")
Built in wardrobe.

BEDROOM THREE - 4.10m x 2.90m (13'5" x 9'6")
Built in cupboard.

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BEDROOM FOUR - 3.04m x 2.71m (10' x 8'11")

BATHROOM - 2.12m x 1.88m (6'11" x 6'2")

EXTERNALLY

GARDENS, PARKING & GARAGE

Lawned front garden with a block paved driveway providing off street parking for up to three cars and leading through to the single garage with an up and over door, power points and lighting. The extensive rear garden is mainly laid to lawn with shrub borders, a generous paved patio area and decked seating area.

AGENTS REF: - DC/LS/YAR260087/10032026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

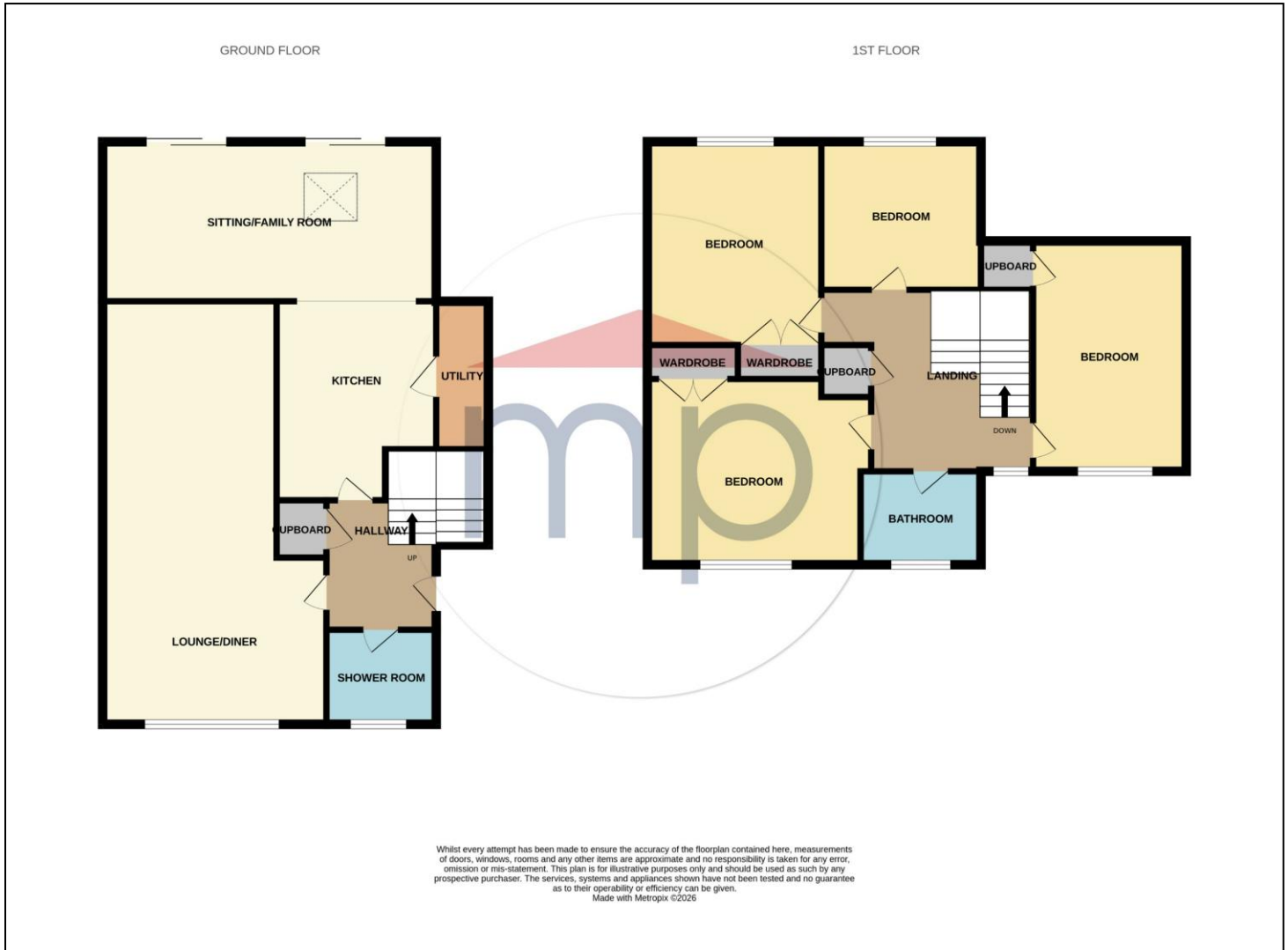


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